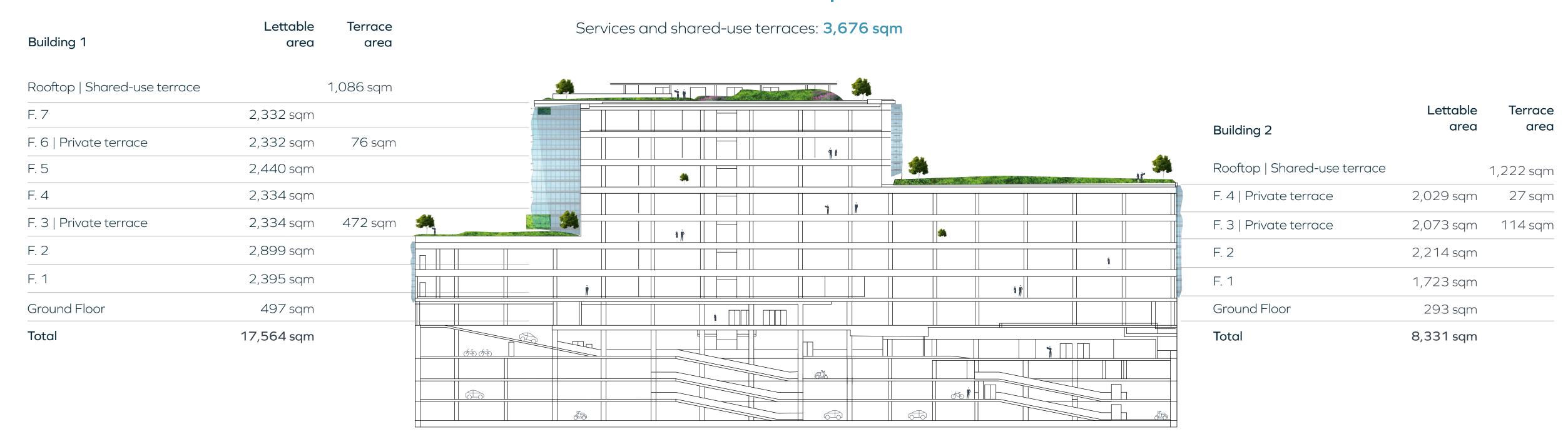
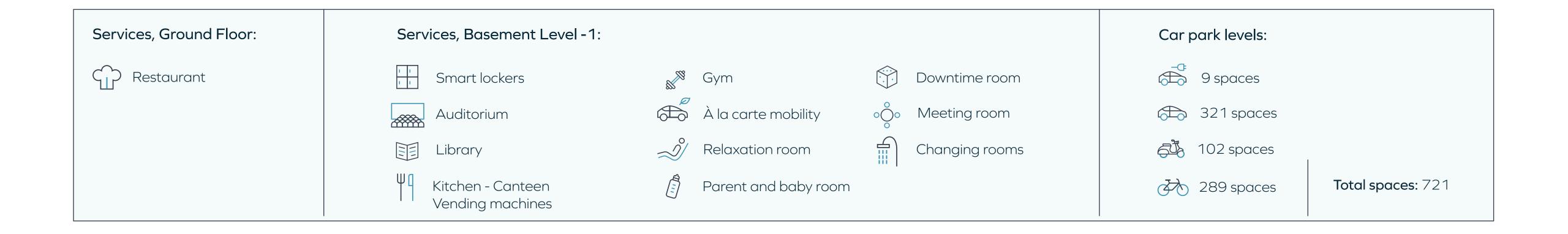


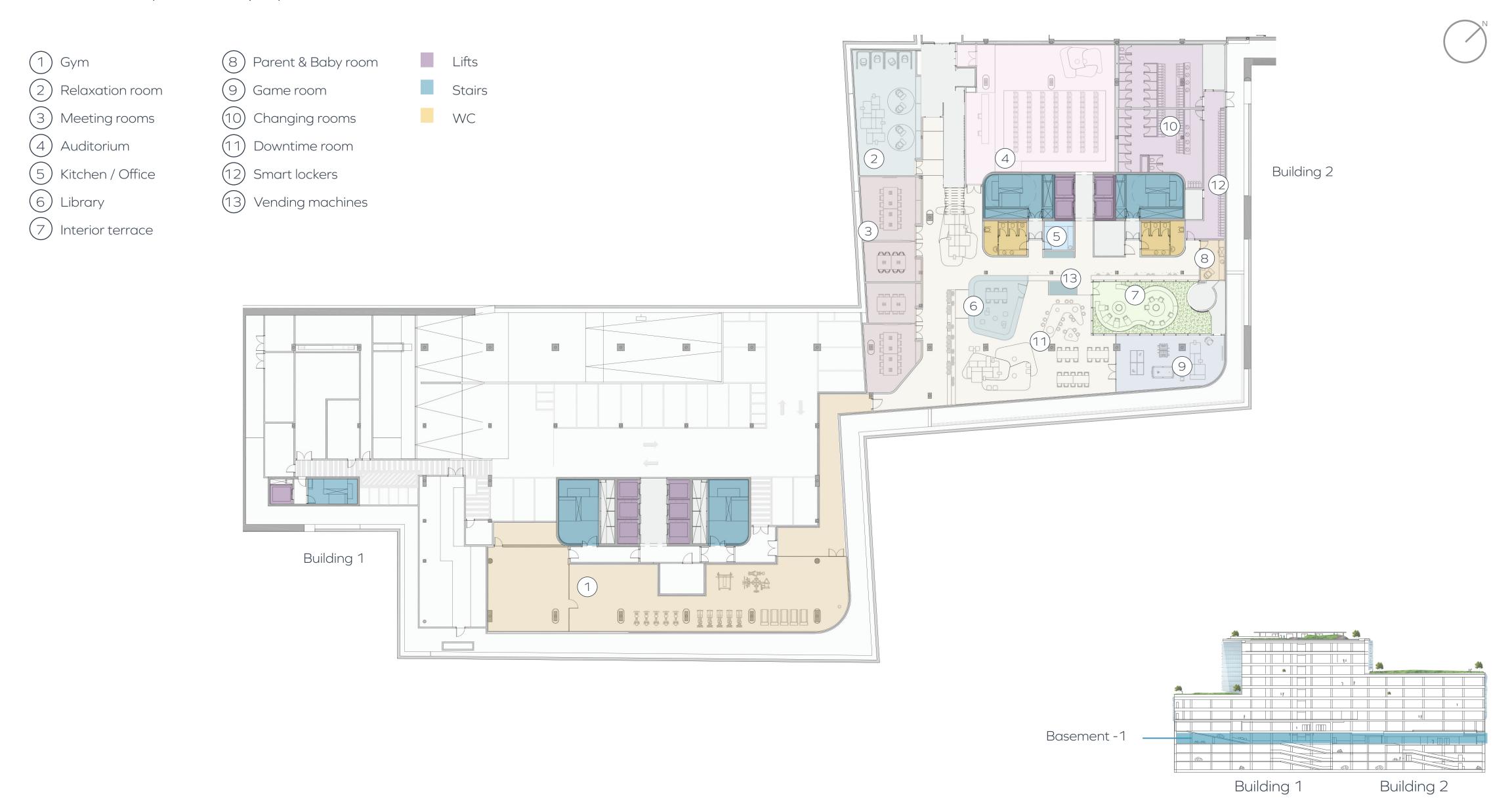
Shedule of Areas

Total: 25,895 sqm

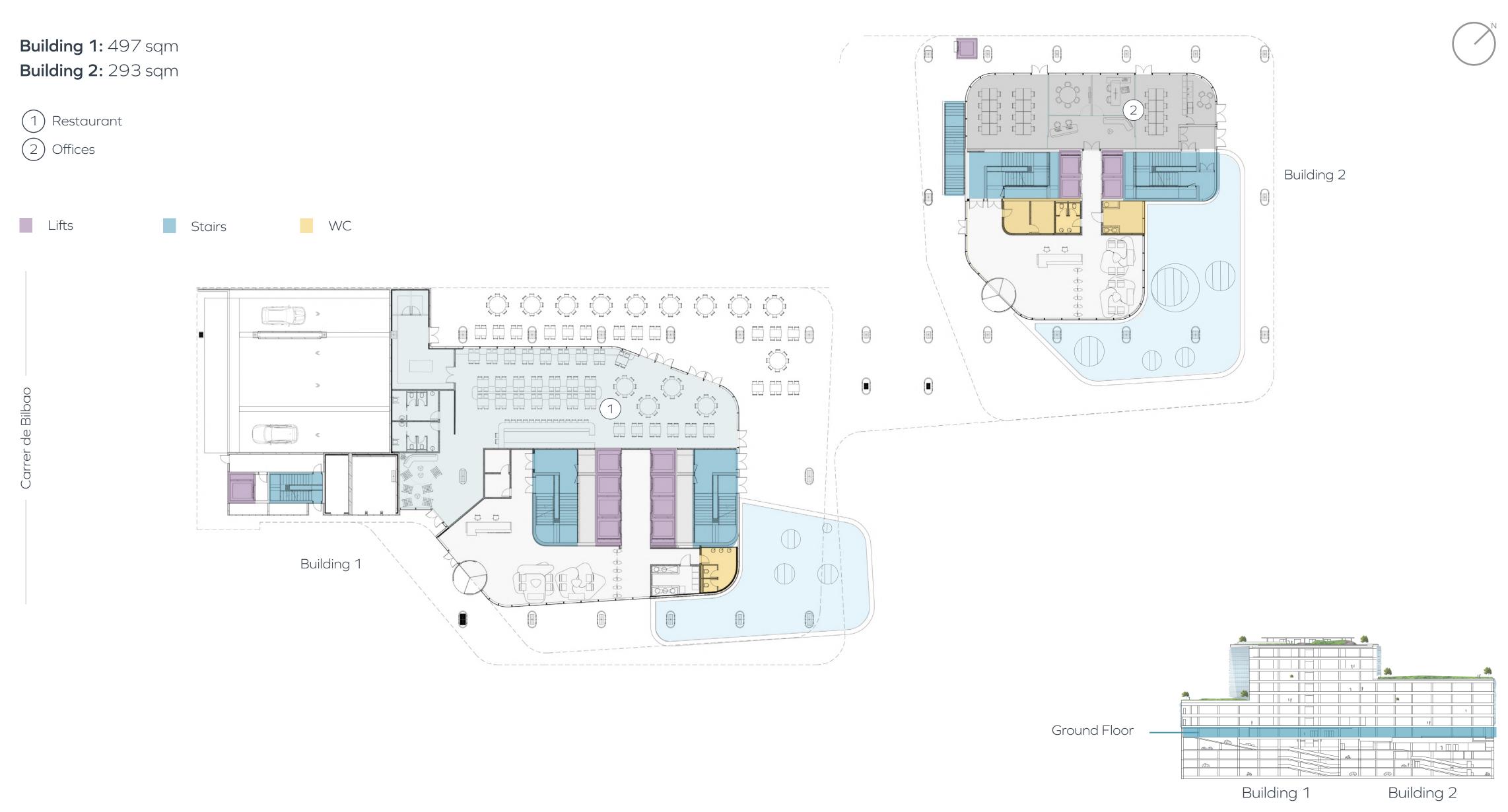




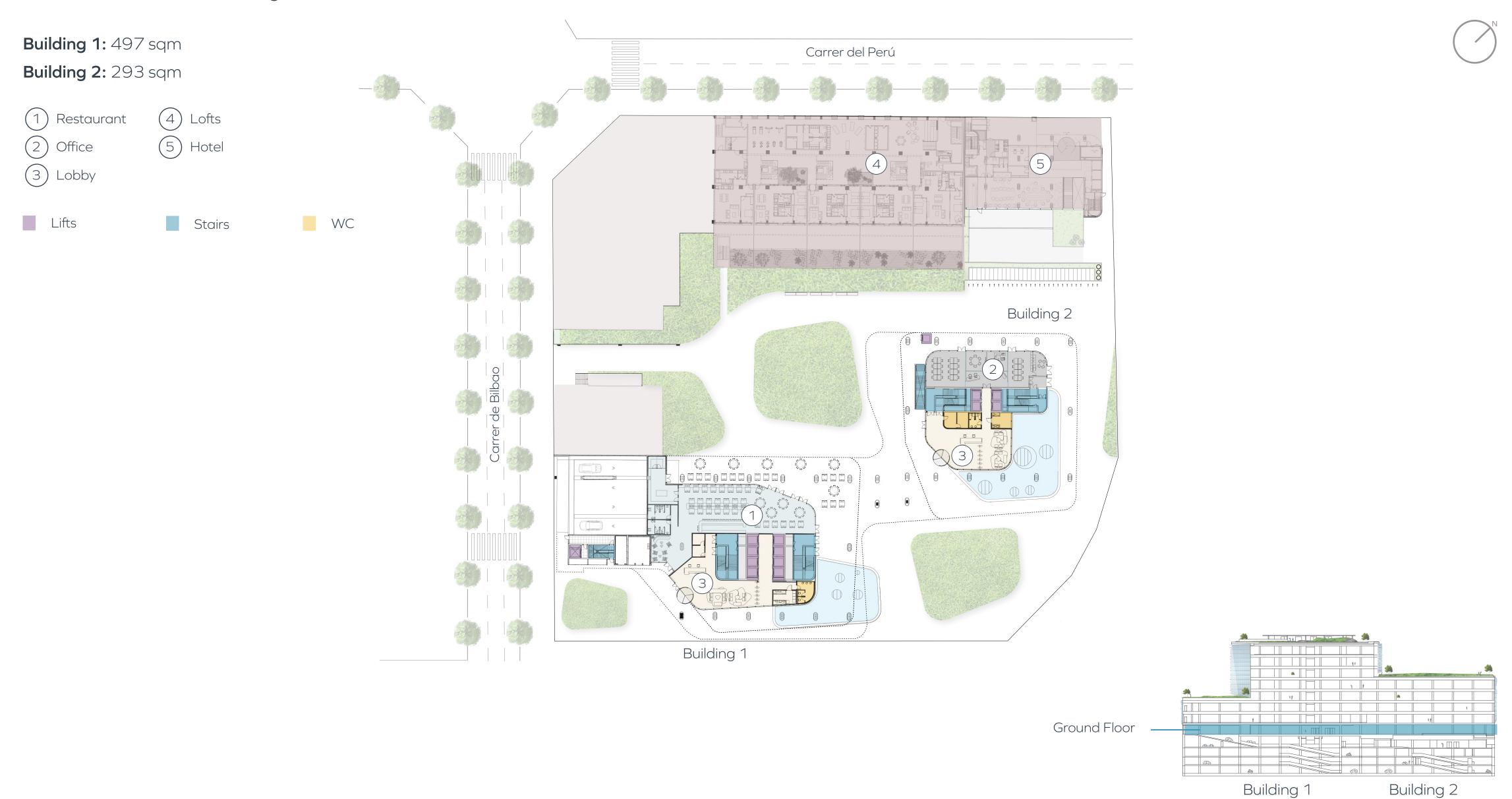
Basement -1 | 1,368 sqm | Amenities



Ground Floor



Ground Floor + surroundings



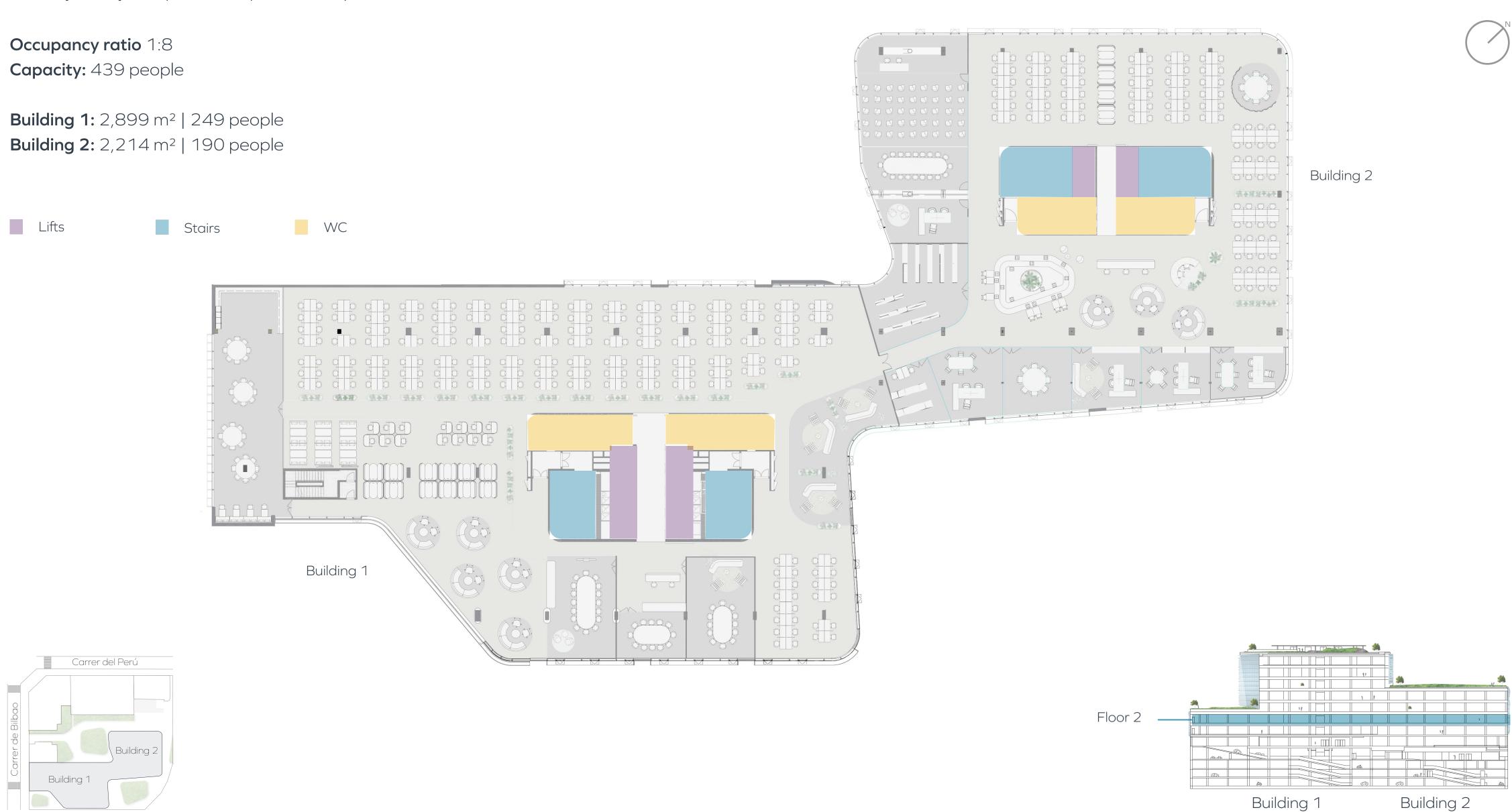
Example layout | Floor 1 | 4,118 sqm

Building 1

Occupancy ratio 1:8 Capacity: 351 people **Building 1:** 2,395 sqm | 204 people **Building 2:** 1,723 sqm | 147 people Building 2 Lifts Stairs WC Building 1 Carrer del Perú Floor 1 Building 2

Building 1

Example layout | Floor 2 | 5,113 sqm



Example layout | Floor 3 | 4,407 sqm

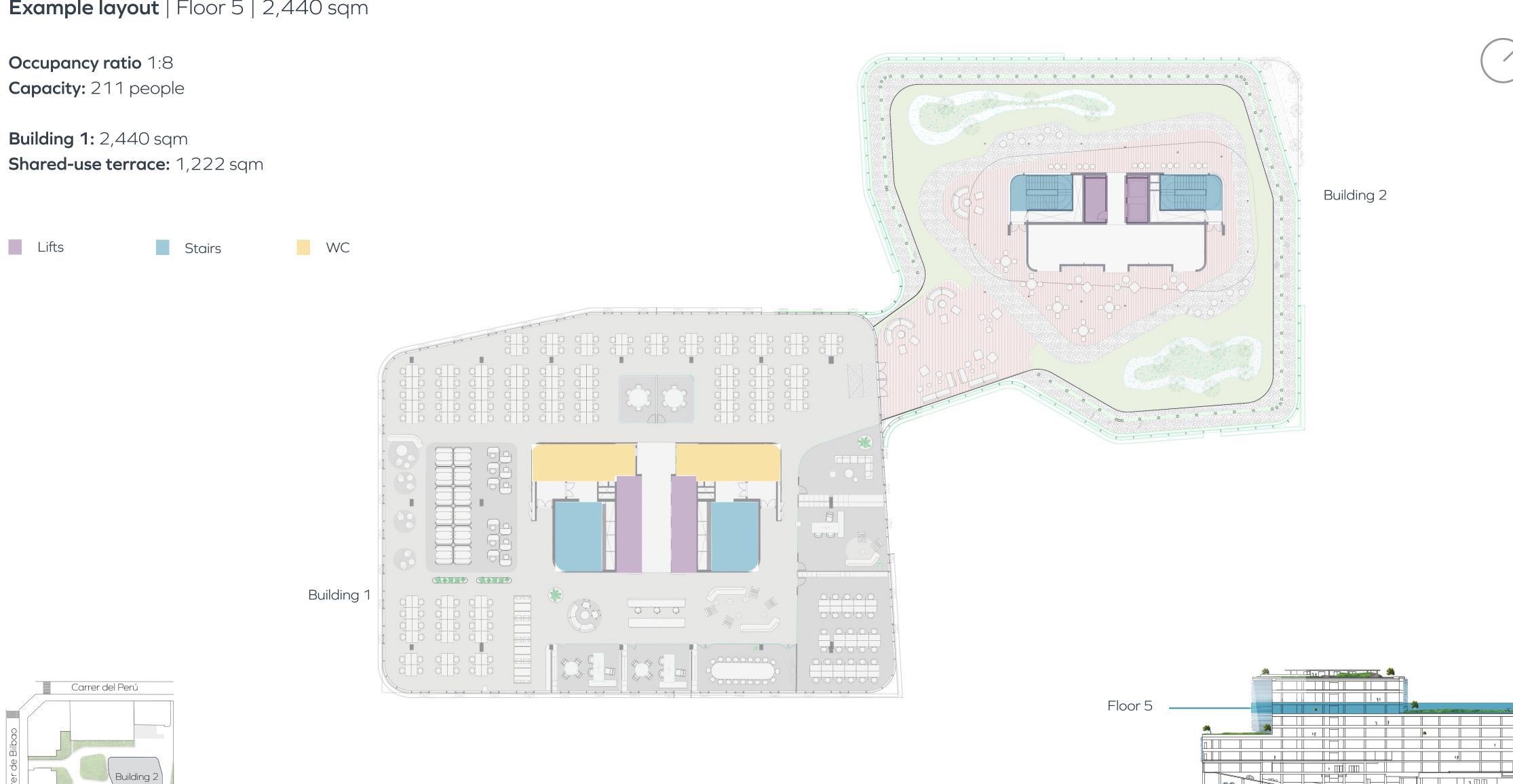


Example layout | Floor 4 | 4,363 sqm



Example layout | Floor 5 | 2,440 sqm

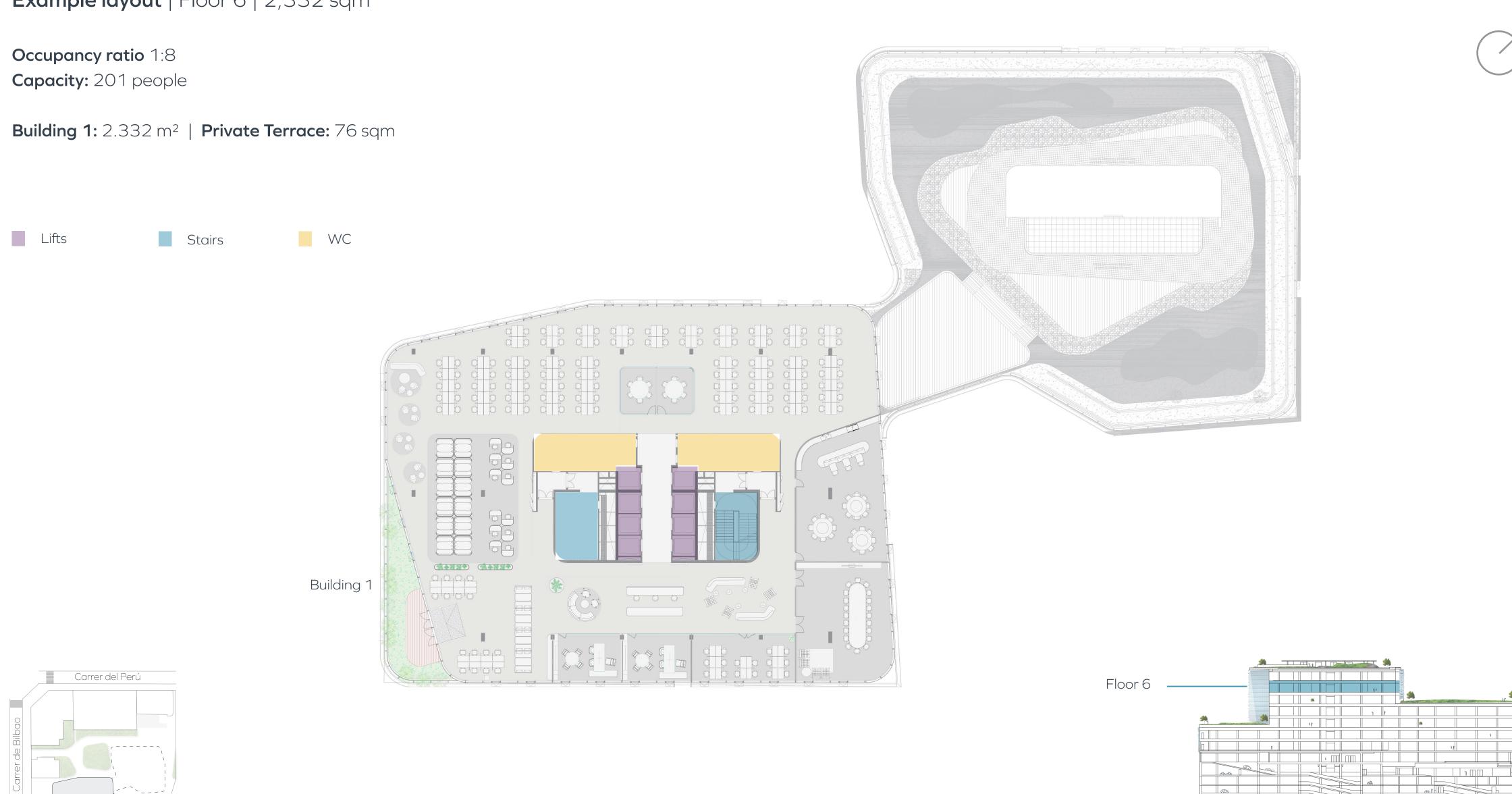
Building 1



Building 2

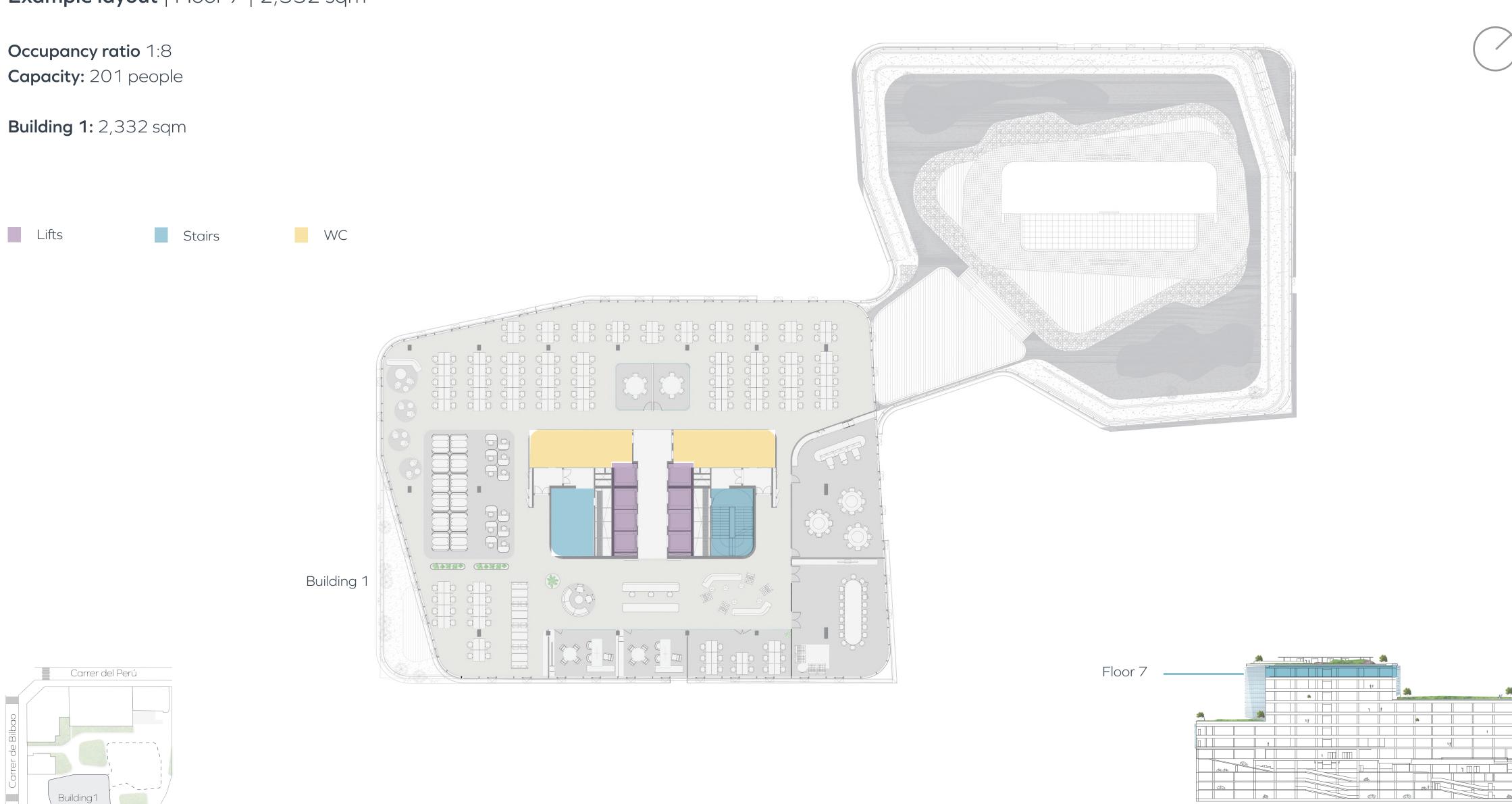
Example layout | Floor 6 | 2,332 sqm

Building 1



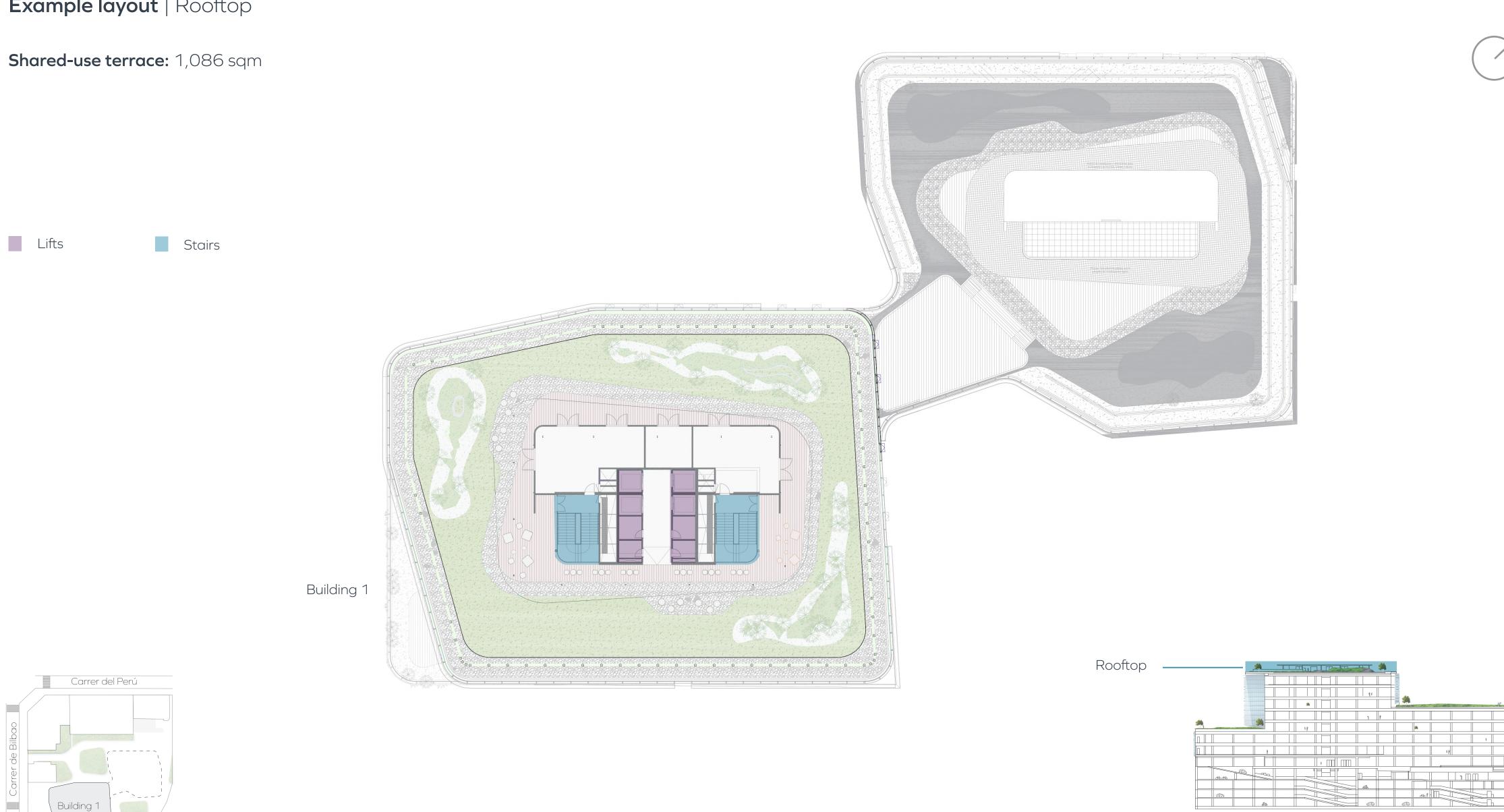
Building 1

Example layout | Floor 7 | 2,332 sqm



Building 1

Example layout | Rooftop



Building 1



AIR CONDITIONING

URBIT has a hot and cold air-conditioning system with fan coils connected to ceiling-hidden ducts. The circulation is carried out through design grilles that guarantee a convenient distribution of the air flow.

These units allow zoning at the user's convenience and independent control of the temperature of the different spaces, offering a high degree of comfort for users. In addition, this system allows simultaneous heating or cooling in different areas of the building.

It is worth mentioning that the production of heat and cold is provided by the municipal Districlima network, a highly efficient public production system that complies with the most demanding energy standards.



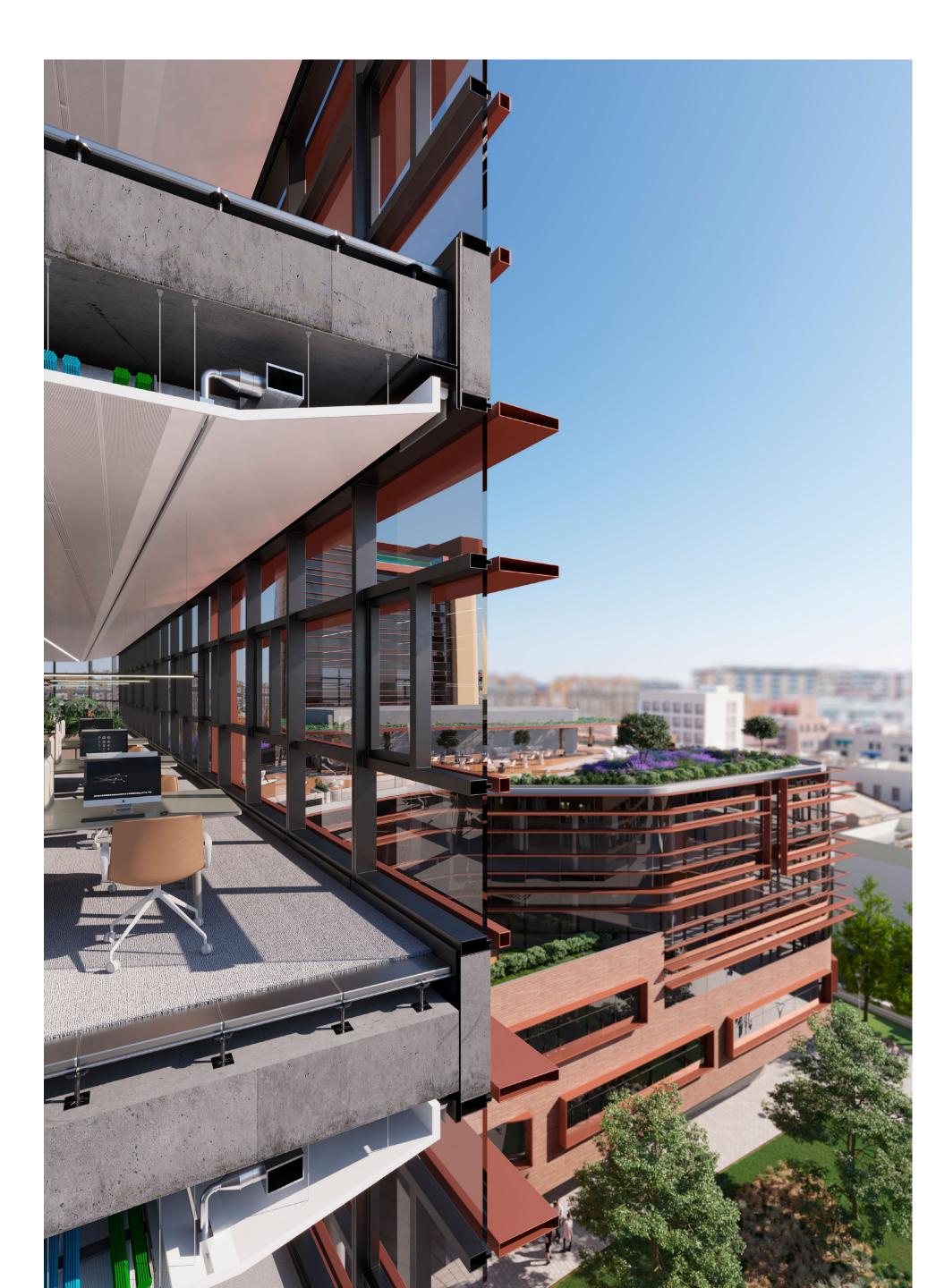
URBIT has an indoor system of air conditioners located on the roof of the building, with outdoor clean air renewal, which supplies renewed air to all occupiable areas of the building.

An outdoor air flow rate of 8 m² per person is guaranteed in the office areas.

OUTDOOR SPACES

The geometry of the building allows for numerous terraces, which together with its walkable and green rooftops, aim to provide an enjoyable and relaxing environment for its occupants.





URBIT in detail

FAÇADE

Formed by a structural modular curtain wall system with thermal bridge break, using lacquered and aluminium alloy, which offers excellent thermal and acoustic performance. The curtain wall is equipped with projecting windows to increase user comfort.

Façades that may be affected by solar radiation are equipped with horizontal solar protection louvres.

The textures, materials and colours of the exterior design of the building arise from the analysis and study of the construction materials and tones of the buildings in the surrounding area, which allows for their perfect integration with the area.

In order to enjoy this architectural treasure, as well as all the vegetation in the public spaces around the building, the maximum possible visibility is sought from the interior to the exterior. This is achieved with fully glassed façades and interior clear heights of up to 3.00 m (10 ft).





STRUCTURE

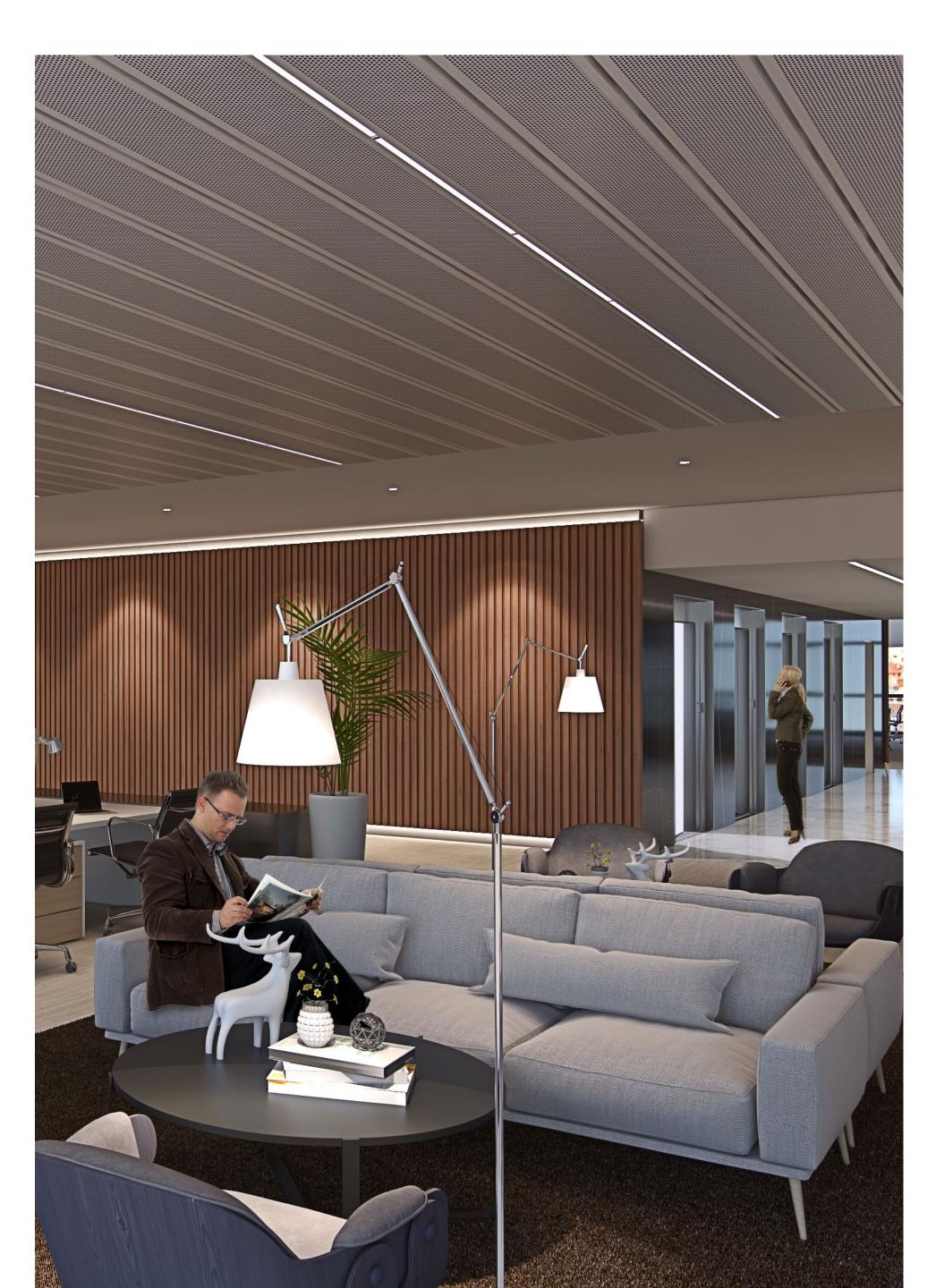
The vertical structure is mainly reinforced concrete columns, the central area of each floor, in both buildings, a reinforced concrete vertical core. This structural system allows for a largely open floor plan.



LIGHTING

The design of the offices has been optimized to allow the maximum amount of natural light to enter through a glazed façade of up to 3.20 m clear height.





URBIT in detail

CORE OF THE BUILDING

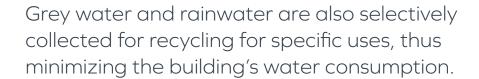


Each office building has a main vertical communication core. Office building 1 is equipped with 8 lifts and Office building 2 with 4 lifts. These lifts connect the different office floors, the parking floors and the roofs' walkable and green areas.



PLUMBING AND GREYWATER RECYCLING

URBIT has a potable water system that guarantees the supply to all the necessary zones. Highly efficient domestic hot water production system through the municipal Districlima network.





URBIT is fully protected by the fire protection systems and equipment required by the high standards applicable in this area.





URBIT in detail



ELECTRICITY, LIGHTING AND PHOTOVOLTAIC SYSTEM

URBIT has a LED system which illuminates the entire building, it is also equipped with a photovoltaic collector on the roof that supplies power to a large part of the building's common services, thus reducing emissions and energy consumption as well as quantitatively improving the building's energy balance.

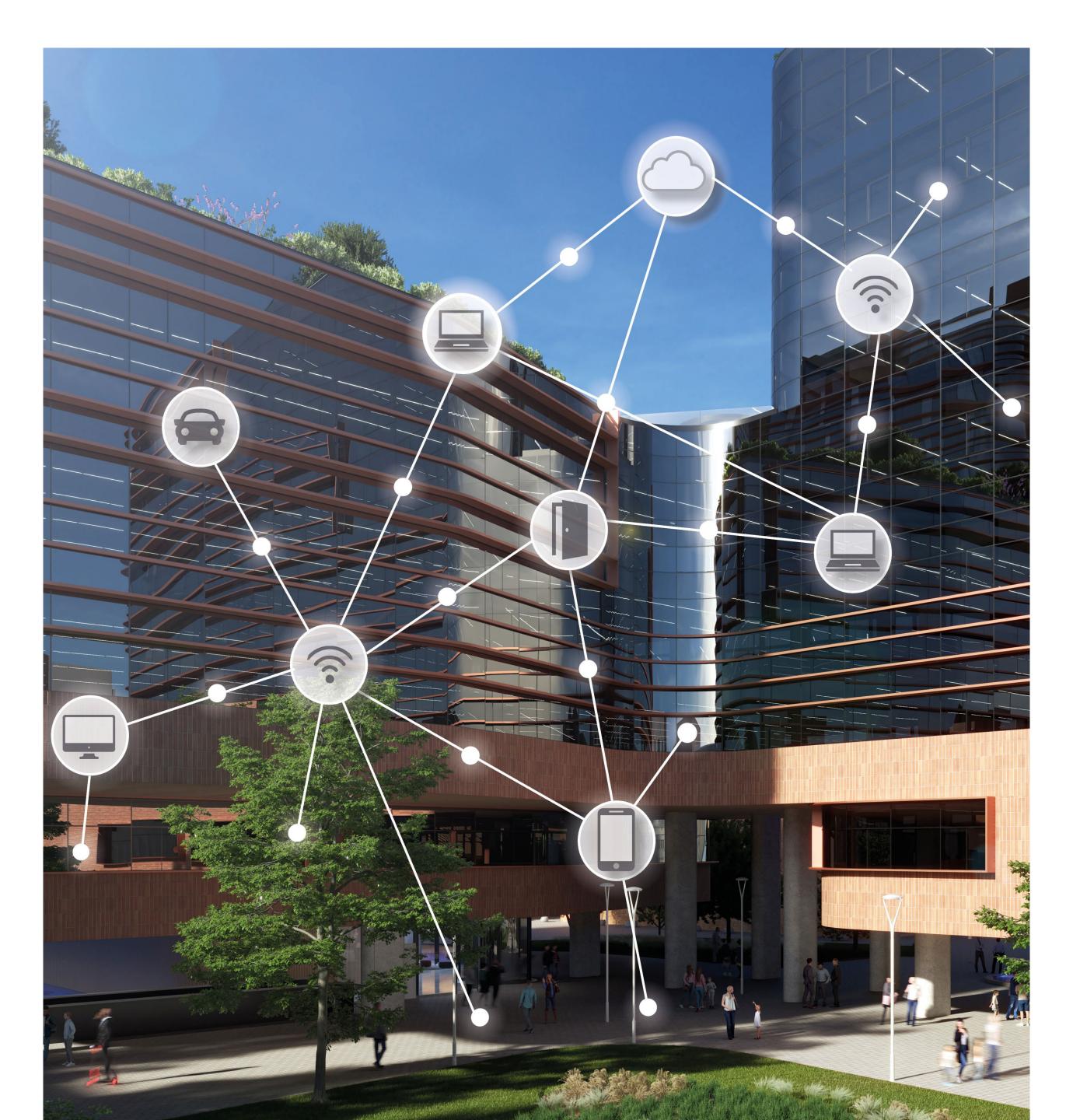


COMMUNICATIONS AND SECURITY

The communications infrastructure **URBIT** complies with the WiredScore standard and the parallel systems offer tenants full flexibility with respect to their Internet connection.

Security features include the installation of building and parking lot access control systems and a network of security cameras to monitor the entire building.





URBIT in detail

SMART BUILDING AND CENTRALIZED CONTROL



URBIT is integrated through a centralized control system capable of remotely controlling and managing all the main installations of each space, including air conditioning, ventilation, and lighting.

Additionally, **URBIT's** user can have control of the services, including functions such as remote management and booking of meeting rooms and other services..

